

DATE SUBMITTED: 1-6-93

PERMIT NO. 43939

FEE \$ 10⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 315 KENNEDY AVE.

SQ. FT. OF BLDG: 2700 SQ. FT. (2700 # IN BASEMENT)

SUBDIVISION SHERWOOD ADDITION

SQ. FT. OF LOT: 13000 + 600 # Addition

FILING # _____ BLK # 12 LOT # 1

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-113-16-010

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER RICHARD MAYNARD

USE OF EXISTING BUILDINGS: R-2 RADIO SECTION

ADDRESS 315 KENNEDY

DESCRIPTION OF WORK AND INTENDED USE: ADDITION TO EXISTING - 600 SQ. FT.

TELEPHONE: 243-3699

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY NO CHANGE IN USE

ZONE B-1

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO X

SIDE 0 (10') REAR 0

CENSUS TRACT: 4 TRAFFIC ZONE: 34

MAXIMUM HEIGHT _____

PARKING REQ'MT 11

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

new Landscaped Area in front of new Addition! - see site plan

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

[Signature]
Department Approval

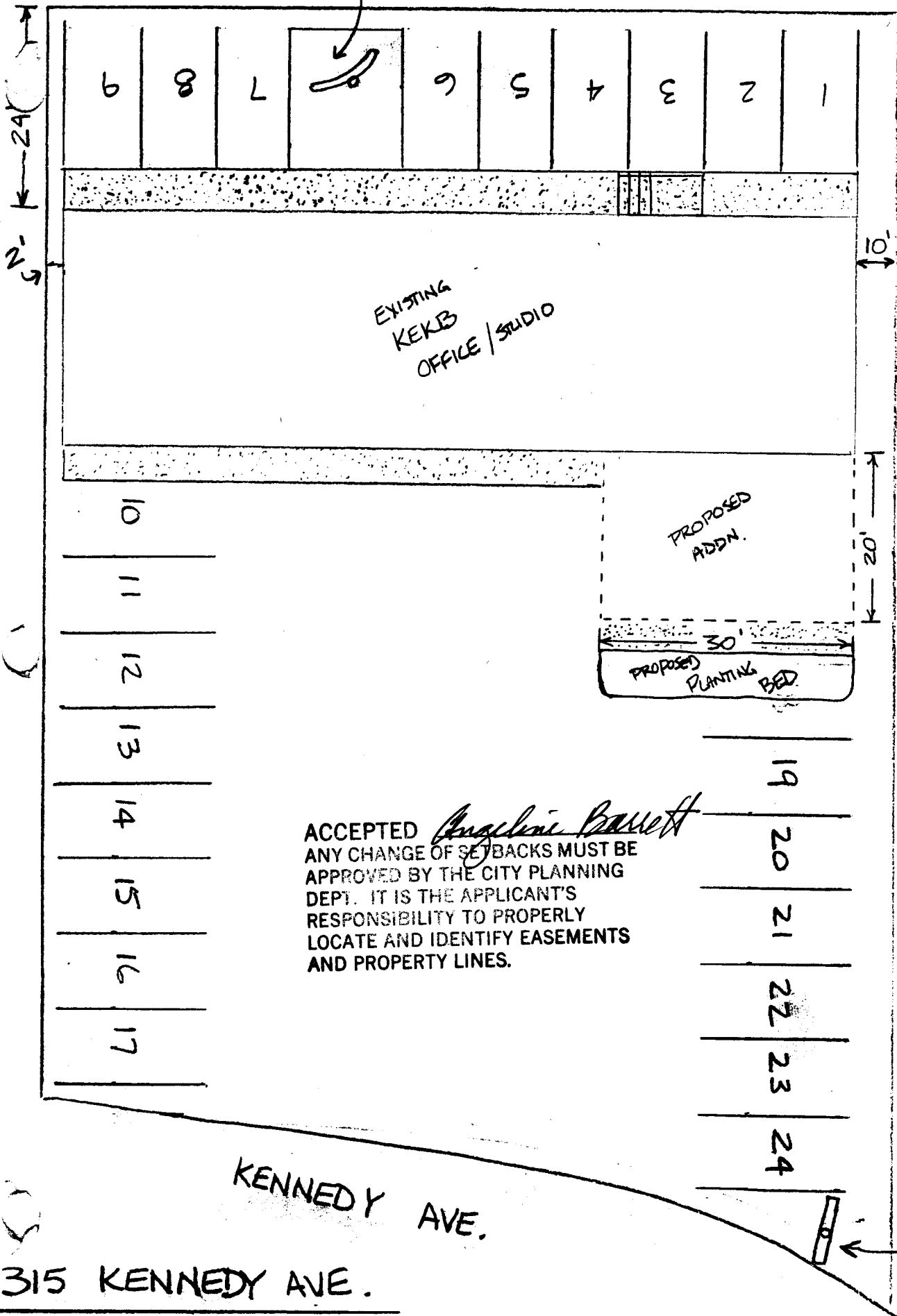
David Hoffman
Applicant Signature

1-13-93
Date Approved

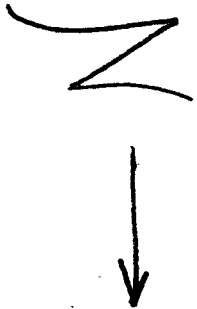
1/13/93
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

INSTALL
DRH IN
CHAIN LINK
ENCLOSURE



ACCEPTED *Angelina Barrett*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



EXISTING SIGNAGE

KENNEDY AVE.

315 KENNEDY AVE.